

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 20, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District

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The meeting was called to order at 8:30 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Kelso, to allow time for further review by staff and citizens, MOVED THAT THE PUBLIC HEARING ON RZ-1998-LE-064, SE-01-L-020, SEA-91-L-054-3, AND SEA-91-L-053-4, SPRINGFIELD EAST, LC, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 25, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

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In the absence of Commissioner Byers, Chairman Murphy MOVED TO DEFER THE PUBLIC HEARING ON RZ/FDP-2000-MV-066 AND PCA-1996-MV-037-4, SOUTH STATION, LLC, TO A DATE CERTAIN OF JULY 18, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

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Commissioner Murphy noted that application SE-01-Y-003, Federated Department Stores, was now located in the Springfield District due to the recent redistricting action. At the request of the applicant, he therefore MOVED THAT THE PLANNING COMMISSION DEFER SE-01-Y-003 TO A DATE CERTAIN OF SEPTEMBER 13, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

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FS-S00-133 - NEXTEL COMMUNICATIONS, South Run District Park

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S00-133.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

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456A-S83-32-1 - VERIZON WIRELESS, 4641 West Ox Road Right-of-Way

Commissioner Koch MOVED THAT WE CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS AS PUT FORTH IN 456A-S83-32-1, FOR THE TELECOMMUNICATION FACILITY LOCATED ON THE EXISTING MONOPOLE AT 4641 WEST OX ROAD; THAT IT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER 456-S83-32 ON JANUARY 25, 1984; AND THEREFORE, I RECOMMEND THAT THE MODIFICATIONS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

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FS-Y01-26 - CINGULAR INTERACTIVE LP, 14650 Old Lee Road

Commissioner Koch MOVED WE CONCUR WITH THE DETERMINATION SET FORTH IN FS-Y01-26, THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY CINGULAR INTERACTIVE LP, FOR THE PROPERTY LOCATED AT 14650 OLD LEE ROAD, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE

CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

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Chairman Murphy announced with sadness the passing of Ms. Carole Azevedo, the sister of Mrs. Mary Pascoe, Clerk to the Planning Commission. He noted that Mrs. Pascoe had returned to Rhode Island to attend to the final arrangements and expressed the Commission's condolences to the family.

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Commissioner Harsel reminded the Commission that there would be a Housing Committee meeting tomorrow night, June 21, 2001, at 7:30 p.m., in the Board Conference Room.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. SE-01-M-010 - MUHAMMAD ALHUSSEIN
2. S01-III-P1 - OUT-OF-TURN PLAN AMENDMENT

This order was accepted without objection.

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SE-01-M-010 - MUHAMMAD ALHUSSEIN - Appl. under Sects. 4-504 & 7-607 of the Zoning Ordinance to permit a service station/mini-mart & car wash in a Hwy. Corridor Overlay District on property located at 5842 Columbia Pike on approx. 29,070 sq. ft. of land zoned C-5, CR, SC & HC. Tax Map 61-2((17))(A)17A. MASON DISTRICT. PUBLIC HEARING.

Muhammad Alhussein, the applicant, reaffirmed the affidavit dated May 18, 2001. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Alhussein stated that he had purchased the property in 1999 with the intention of renovating the building. He explained that, having discovered the site was located in a revitalization area, he decided to totally upgrade the site by constructing a new building. He reported that he had worked closely with staff to ensure compliance with all rules and regulations. Mr. Alhussein concurred with the proposed development conditions.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Hall for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-010, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JUNE 14, 2001, AND AMENDED AS FOLLOWS: THE CONDITIONS WILL BE AMENDED TO INCLUDE A CONDITION THAT THE DEVELOPMENT CONDITIONS SHALL BE DISPLAYED IN A PROMINENT PLACE AND AVAILABLE TO THE PUBLIC.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG COLUMBIA PIKE.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ON THE NORTHERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

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Prior to the next case in the Springfield District, Secretary Harsel assumed the Chair.

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S01-III-P1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County in accordance w/the *Code of Virginia*, Title 15.2, Chap. 22. concerning approx. 14 ac. known as Silverbrook Farms located N. of Silverbrook Rd., W. of Bayberry Ridge Rd. (Tax Map 97-4((1))14; ((2)) 1-11.) The Plan provides an option for residential use at 2-3 du/ac under specified conditions including consolidation of at least eleven contiguous parcels. The Plan Amendment will consider changes to the consolidation condition to allow less than eleven contiguous parcels. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Ms. Pam Nee, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the language on pages 4 and 5 of the staff report.

Secretary Harsel called the first listed speaker and recited the rules for public testimony. Mr. Stephen Kruba, 9101 Silver Point Way, Fairfax Station, said he was concerned about tree loss during development. He explained that he had spoken with staff and been informed that it would be more appropriate to present his concerns at the public hearing on the rezoning application that would follow this Plan Amendment.

Chairman Murphy pointed out that the applicant would be meeting with the citizens of Crosspointe, particularly those on Silver Point Way, before and during the rezoning process.

Barnes Lawson, Jr., Esquire, representing the rezoning applicant, stated that attempts to redevelop the subject property had been in the works for 14 years and that complete consolidation had finally been accomplished; however, one of the properties was lost due to the death of a homeowner. He explained that this proposed Plan Amendment was now needed to revise the recommendations regarding consolidation.

Ms. Suzanne Devlin, 9008 Silverbrook Road, Fairfax Station, noted that she was the owner of lots 9, 10, and 11 of the subject property and expressed her agreement with the proposed Plan Amendment.

Commissioner Wilson commented that she lived in the vicinity of the subject property. She spoke about how the Crosspointe subdivision had been developed and conveyed her support of this Plan Amendment.

In response to questions from Commissioner Harsel, Ms. Nee said she did not know the significance of the brown line on the map beginning in lot 83 on the left side of the page, running behind the subject property and angling southward to Silverbrook Road on the other side of the subject property.

Commissioner Wilson suggested that the line represented the division between Comprehensive Plan densities, noting that the density north of the line was 1 to 2 dwelling units per acre (du/ac) and the density south of the line was .5 to 1 du/ac. Ms. Nee concurred.

There being no further comments or questions from the Commission and Ms. Nee having no closing staff remarks, Secretary Harsel closed the public hearing and recognized Commissioner Murphy for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT OUT-OF-TURN PLAN AMENDMENT S01-III-P1.

Commissioners Kelso and Wilson seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

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WORKSHOP ON ZONING ORDINANCE AMENDMENT (Dry Cleaning Establishments)
(Public Hearing held on May 31, 2001)

At the conclusion of the public hearings, the Planning Commission held a workshop on the Zoning Ordinance Amendment regarding Dry Cleaning Establishments. Mr. Jack Reale and Ms. Eileen McLane, Zoning Administration Division, Department of Planning and Zoning, responded to questions from the Commission. Commissioner Alcorn noted that the decision on this matter was scheduled for Wednesday, June 27, 2001.

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The meeting was adjourned at 9:47 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins
Approved on: July 25, 2002

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission